



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 46018-11

MAP DATE: December 30, 2014
Mod to Recorded Map

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF
APPROVAL.**

CONDITIONS OF APPROVAL – ACCESS

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. All proposed buildings shall be places such that a fire lane is provided to within 150ft of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The Commercial Lot shall provide a minimum paved fire lane width of 26 feet. Where the height of the building above the lowest level of the fire lane is more than 30 feet high or the building is more than three stories, the fire lane shall provide a minimum paved width of 28 feet clear to the sky. The fire lane shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.



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5. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
 6. Required fire lanes shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 7. The proposed Park sites shall provide a minimum paved fire lane width of 26 feet for circulation purposes. Final design shall be further reviewed for access compliance when plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.
 8. The proposed vehicular gate accessing the wildland firefighting access road shall comply with the County of Los Angeles Fire Code and the Fire Department's Regulation 5. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
 9. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
 10. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.



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CONDITIONS OF APPROVAL - WATER

1. This development is required to install a total of 19 public fire hydrants as noted on Exhibit A map filed in our office.
NOTE: 7 fire hydrants will be adjacent to the commercial lot (TR73065) and 9 fire hydrants are within the proposed improvements of Skyline Ranch Road (TR60922). These 16 fire hydrants are subject to be relocated.
2. All required fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
3. The required public fire hydrants adjacent to the residential lots and the park lots shall provide a fire flow of 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
4. The required public fire hydrants adjacent to the commercial lots shall provide a fire flow of 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. This fire flow may be reduced during the Fire Department review of the architectural plan prior to building permit issuance.
5. Prior to final map clearance, provide written verification that the required fire hydrants have been bonded for in lieu of installation.
6. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
7. An approved automatic fire sprinkler system is required for proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.